



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING NOTICE / AGENDA

Monday, July 22, 2019

Large Meeting Room, Gladys E. Kelly Public Library

2 Lake Street, Webster, MA

6:30 p.m.

REC'D WEBSTER TOWN CLERK
JUL 17 '19 PM 12:55

1. Call to Order

2. Action Items

- a. Reorganization & Worcester District Registry of Deed ANR Signature Form
- b. Vote to appoint Planning Board delegates to Central Mass. Regional Planning Commission
- c. Approval of Meeting Minutes – April 29, 2019; May 20, 2019; June 24, 2019
- d. Request for Determination of Minor Modification – Lake Pizza – 39 Thompson Road – changes to the Site Plan approved on May 21, 2018.
- e. Draft Decision - Solar Project - 0 & 153 Upper Gore Road - BWC Chamberlain Pond LLC c/o BlueWave Solar - Applicant; Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee (0 Upper Gore Road - Assessor ID 52-A-1) and Victor J. Stefaniak, Jr. (153 Upper Gore Road - Assessor ID 53-B-4) - Owners; Proposed 6 megawatt-AC solar project on 133 acres off Upper Gore Road; both properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection (LWP) district. Public Hearing closed on May 20, 2019.

3. Public Hearings

- a. Special Permit – Signage for existing restaurant – Tracy Lis d/b/a Waterfront Mary's (Applicant / Owner) – 103 Birch Island Road, Assessor ID 56-B-33-0.
- b. Solar Project - 0 Juniper Lane - Juniper Lane Solar, LLC (Applicant); Kathryn Rose (0 Juniper Lane), Finamore Management Company (0 Harvard Street, 0 Klebart Avenue) - Owners. Proposed large scale ground mounted 10 megawatt solar project on 60 acres off Juniper Lane. Project area will consist of 19 acres spanning three parcels zoned Agricultural Single Family Residential (ASFR) or Conservation District (CD). (Continued from 6/24/19)
- c. Definitive Subdivision Plan - 0 & 153 Upper Gore Road - Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee (0 Upper Gore Road - Assessor ID 52-A-1) and Victor J. Stefaniak, Jr. (153 Upper Gore Road - Assessor ID 53-B-4) - Owners; Proposed four lot subdivision off Upper Gore Road; both properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection (LWP) district. (Continued from 6/24/19)

4. Discussion Item

- a. Dunkin' Donuts – 2 locations – 128 Main Street, 170 Thompson Road (Webster Crossing)

5. Old Business

- Sutton Road Estates – Camile Road

6. Staff Update

7. Any items which may lawfully come before the Board.

8. Adjournment